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Roselands Avenue | Hoddesdon | EN11 9BA | £449,995



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# Roselands Avenue | Hoddesdon | EN11 9BA

Nestled in the sought-after Roselands development to the north of Hoddesdon Town Centre, this charming mid-terrace house, built in 1963, offers a delightful blend of comfort and potential. Spanning an impressive 1,013 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception areas, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is functional and well-equipped, while a convenient downstairs cloakroom adds to the practicality of the layout. The family shower room is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this property is the south-facing garden, which provides a sunny retreat for outdoor relaxation and activities. With rear access and a garage en bloc, you will find ample storage and convenience for your vehicles. Additionally, there is a parking area to the front, although it is not allocated.

The house benefits from gas central heating to radiators and double glazing, ensuring warmth and energy efficiency throughout the seasons. Furthermore, there is potential for extension, subject to planning permission, allowing you to tailor the space to your personal preferences.

This property is being sold chain-free, making it an attractive option for those looking to move swiftly. With its prime location and versatile living spaces, this mid-terrace house on Roselands Avenue presents an excellent opportunity for both first-time buyers and seasoned homeowners alike.

The property benefits from mains gas, electric, drainage and water.

- Mid Terrace House
- 2 Reception Areas
- Garage On Block
- Chain Free
- Kitchen
- Gas Central Heating
- 3 Bedrooms
- Shower Room & Cloakroom
- Popular Roselands Development



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Entrance Door	Shower Room
Hallway	8'2 x 5'1
Cloakroom W.C.	Bedroom Two
Living Room	12'8 x 11'10
13'6 x 12'4	Bedroom Three
Dining Area	9' x 6'9
10'6 x 9'8	Exterior
Kitchen	Front Garden
9'11 x 8'10	South Facing Garden
Landing	Garage On Block
Bedroom One	
12'4 x 12'1	



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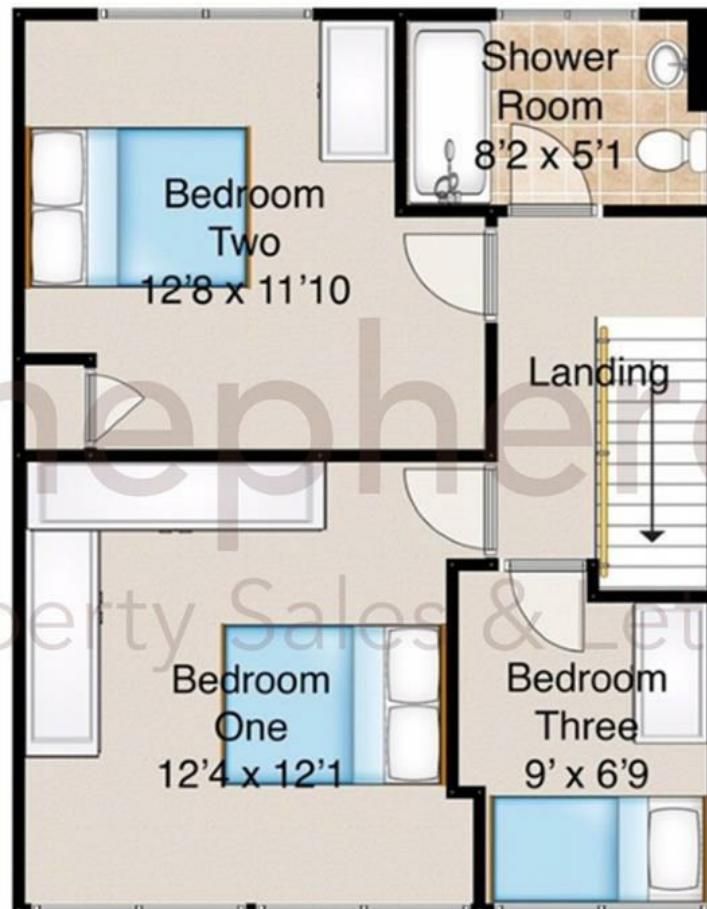
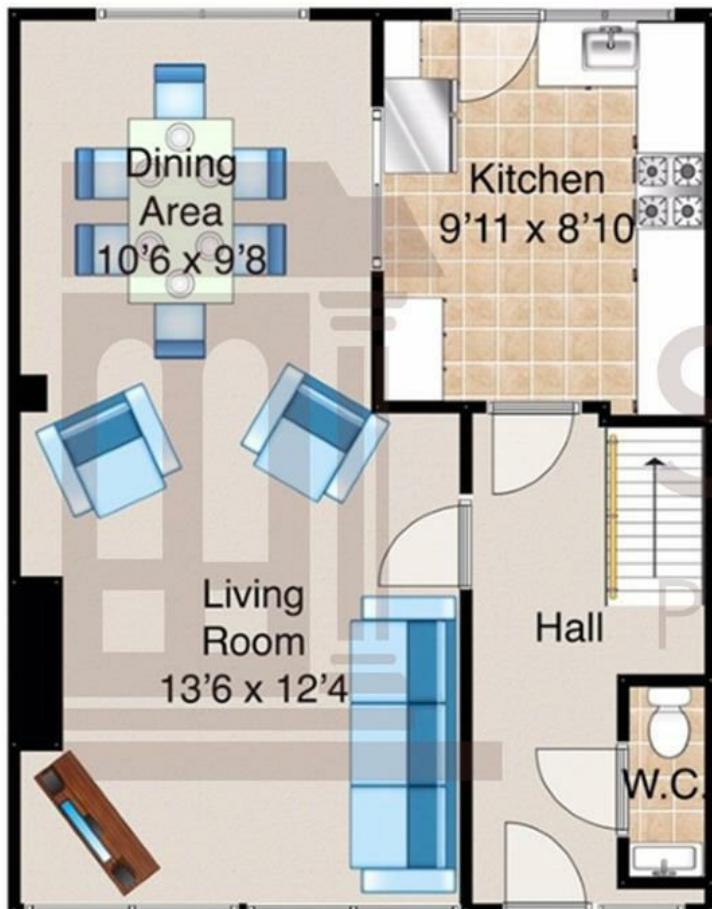
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**Tenure :** Freehold  
**Council:** Broxbourne Borough  
**Tax Band:** D

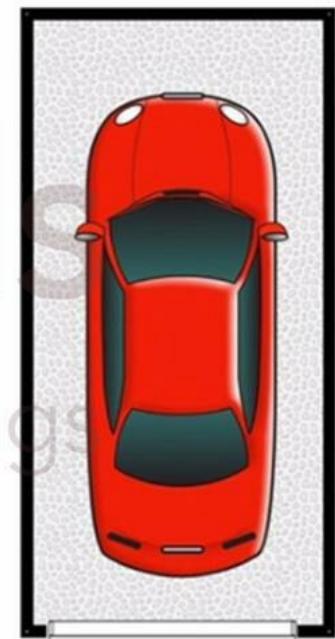


# Roselands Avenue Hoddesdon



Approx Sq'ft including garage 1013

Garage En Block



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Sales: 01992 637351

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## HODDESDON

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